082.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,800 / 924,800
					USE VALUE:	924,800 / 924,800
					ASSESSED:	924,800 / 924,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHAMBEAULT JAMES H
Owner 2:	ARCHAMBEAULT JANE B
Owner 3:	
Street 1:	40 BLAKE ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,105 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3246 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5105.000	523,600		401,200	924,800
Total Card	0.117	523,600		401,200	924,800
Total Parcel	0.117	523,600		401,200	924,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.90 | /Parcel: 284.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 50651

GIS Ref

GIS Ref

Insp Date 08/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0002.0

!6628!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	523,600	0	5,105.	401,200	924,800	924,800	Year End Roll	12/18/2019
2019	105	FV	401,500	0	5,105.	395,500	797,000	797,000	Year End Roll	1/3/2019
2018	105	FV	401,500	0	5,105.	303,800	705,300	705,300	Year End Roll	12/20/2017
2017	105	FV	377,000	0	5,105.	286,600	663,600	663,600	Year End Roll	1/3/2017
2016	105	FV	377,000	0	5,105.	263,600	640,600	640,600	Year End	1/4/2016
2015	105	FV	336,700	0	5,105.	246,500	583,200	583,200	Year End Roll	12/11/2014
2014	105	FV	336,700	0	5,105.	227,000	563,700	563,700	Year End Roll	12/16/2013
2013	105	FV	350,100	0	5,105.	227,000	577,100	577,100		12/13/2012

PRINT

Date	Time
12/10/20	21:22:51

LAST REV

Date	Time
09/25/18	09:02:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13938-477		4/4/1980			No	No		N

USER DEFINED

Prior Id # 1:	50651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	653	Heat App	12,600	C				
5/10/2017	541	Redo Bat	10,000	C				
3/24/2017	316	Redo Kit	4,000	C				
2/22/2005	112	Re-Roof	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Inspected	189	PATRIOT
2/26/2009	Measured	372	PATRIOT
3/21/2000	Inspected	264	PATRIOT
2/22/2000	Missed Appt.	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5105		Sq. Ft.	Site		0	70.	1.12	6									401,204						401,200	

Total AC/HA: 0.11719 | Total SF/SM: 5105 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 401,204 | Spl Credit | Total: 401,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97347498
Const Adj.:	1.01989794
Adj $ / SQ:	168.784
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758883
Depreciation:	235254
Depreciated Total:	523629

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	2	
Totals			
3	14	6	

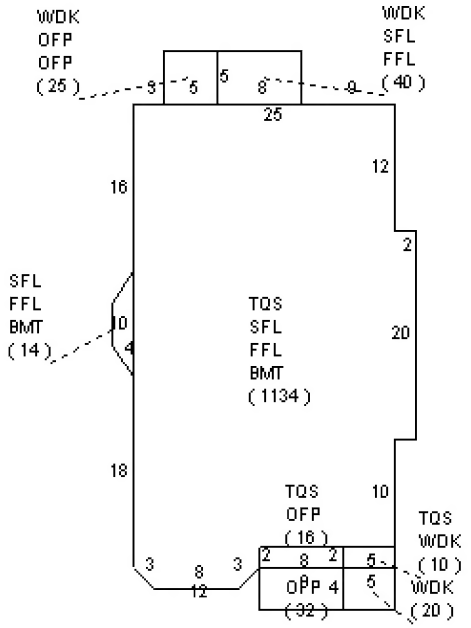
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.78
Special Features:	0	Val/Su Net:	114.15
Final Total:	523600	Val/Su SzAd	161.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,188	168.780	200,515
SFL	Second Floor	1,188	168.780	200,515
BMT	Basement	1,148	50.640	58,129
TQS	3/4 Story	870	168.780	146,842
OFP	Open Porch	98	34.000	3,332
WDK	Deck	95	16.320	1,550

Net Sketched Area:	4,587			Total:	610,883
Size Ad	3246	Gross Are	4877	FinArea	3246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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